

SCANNELL  
LOGISTICS  
CENTERS  
SALEM

for lease  
**142,800 SF**

DELIVERING SPRING 2024



contact

**AARON WATT**

Executive Director  
aaron.watt@cushwake.com  
D: +1 503 279 1779  
M: +1 503 819 7464

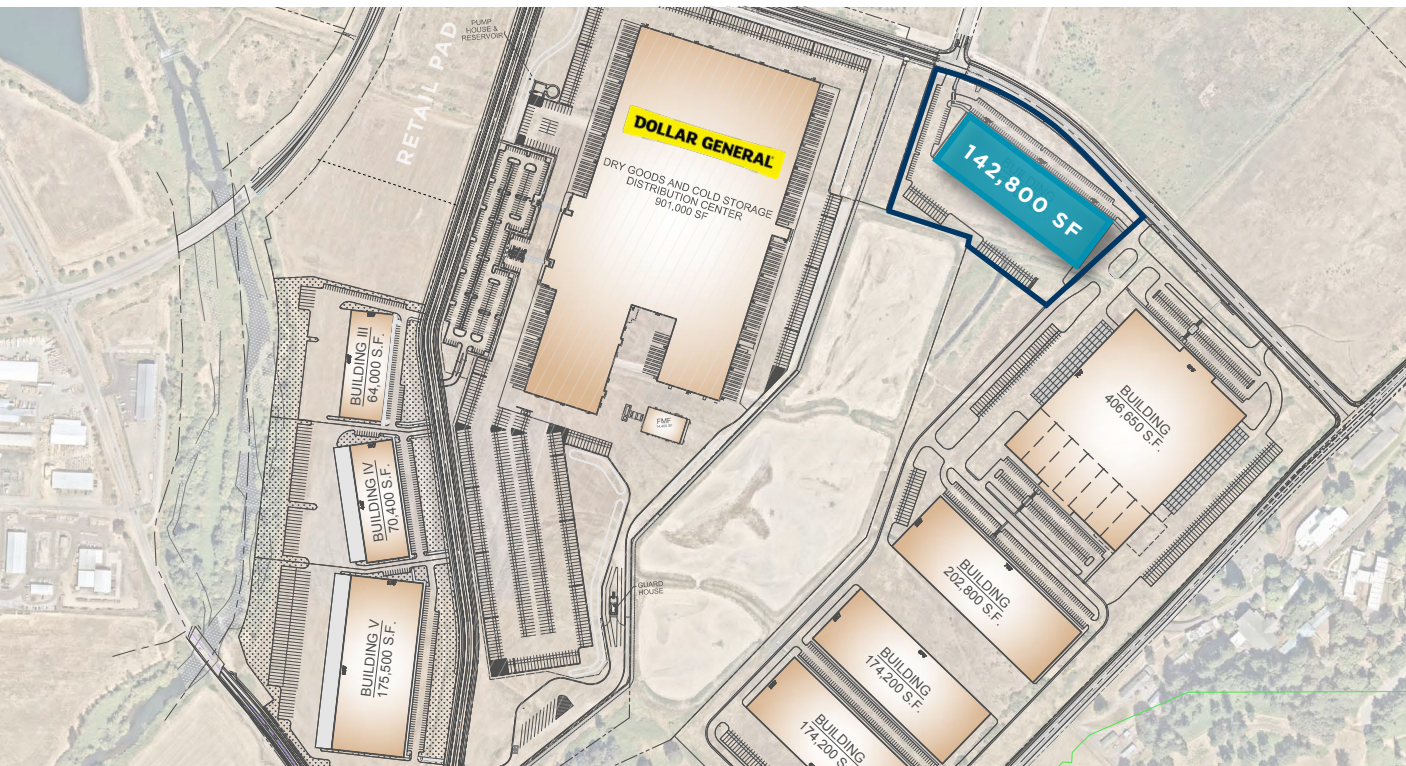
**KEEGAN CLAY**

Managing Director - MBA  
keegan.clay@cushwake.com  
D: +1 503 279 1779  
M: +1 503 501 8398



# PROPERTY OVERVIEW

within two miles from interstate 5



## ZONING

# EC

**EMPLOYMENT CENTER**  
Employment Center (EC) for flex-space, manufacturing, warehousing, and offices in a spacious, master planned environment.

## ABUNDANT UTILITY INFRASTRUCTURE



WATER

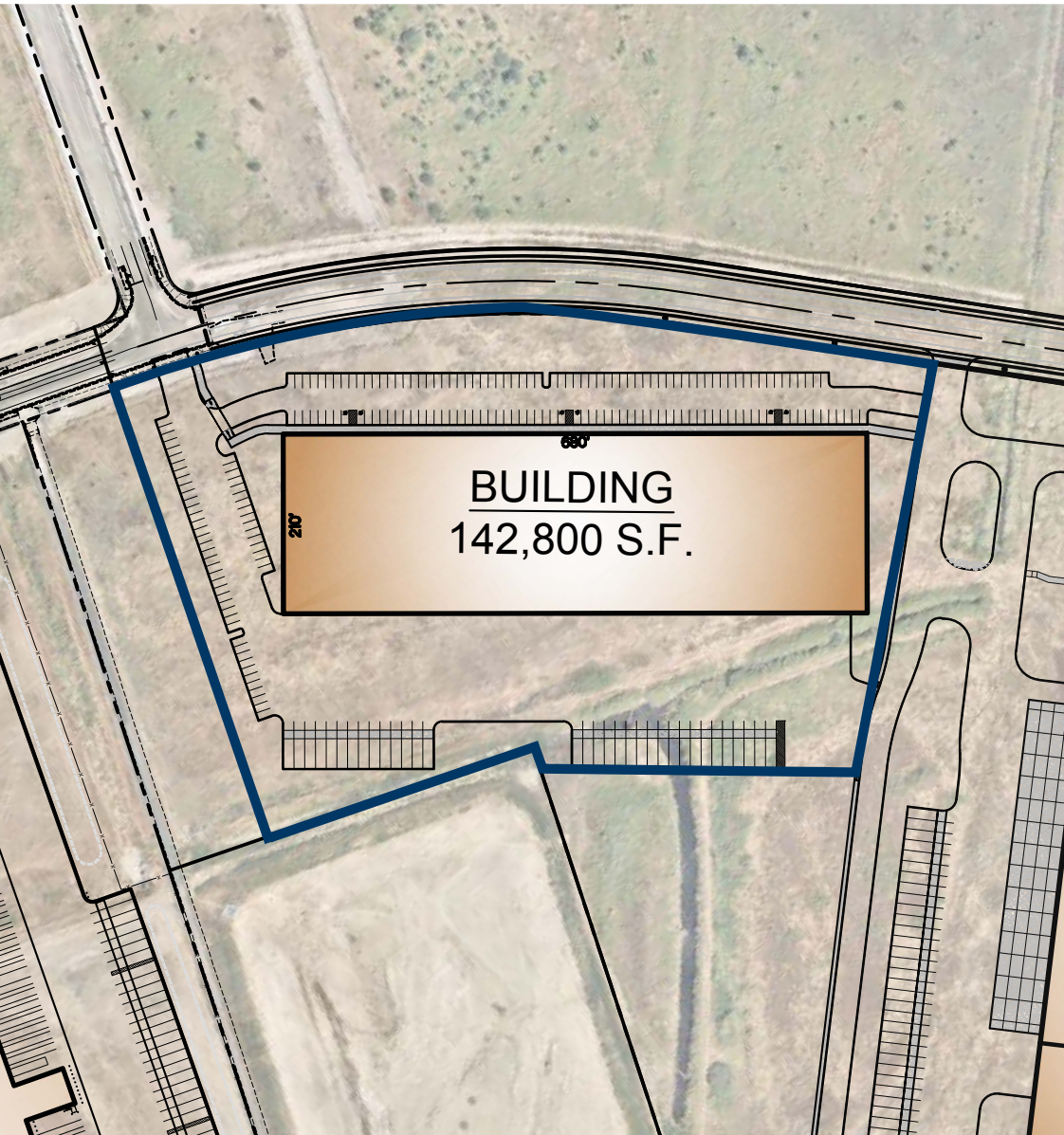


POWER



NATURAL GAS

# SITE PLAN



## project highlights

<b>Location</b>	SW Corner of Mill Creek Drive and Deer Park in Salem, OR
<b>Site Acreage</b>	13.68 acres
<b>Square Footage</b>	142,800 SF
<b>Building Dimensions</b>	210' x 680', single-loaded
<b>Structural Bay Size</b>	Dock bays - 60' x 52', Interior bays - 50' x 52'
<b>Clear Height</b>	32'
<b>Truck Court</b>	185' deep - 60' concrete apron, 75' asphalt driveway, 55' trailer parks
<b>Car Parking</b>	203 car parking stalls
<b>Trailer Parking</b>	40 trailer parking stalls
<b>Slab on Grade</b>	7" thick unreinforced concrete
<b>Exterior Walls</b>	Load Bearing Concrete Tilt Wall Panels
<b>Dock Doors</b>	Forty (40) including levelers, bumpers, and seals
<b>Grade Doors</b>	Two (2) 12' x 14' automatic drive-in doors
<b>Fire Protection</b>	ESFR
<b>HVAC</b>	Heat provided by gas-fired unit heaters to maintain 60 degrees F.
<b>Electrical Service</b>	3000-amp service at 480/277 V - 3 phase.
<b>Warehouse Lighting</b>	LED high-bay fixtures

# LOCATION



±1 MILE TO INTERSTATE 5



47 MILES TO PORTLAND

# demographics & labor

The property has a commute shed that includes **one million workers.**



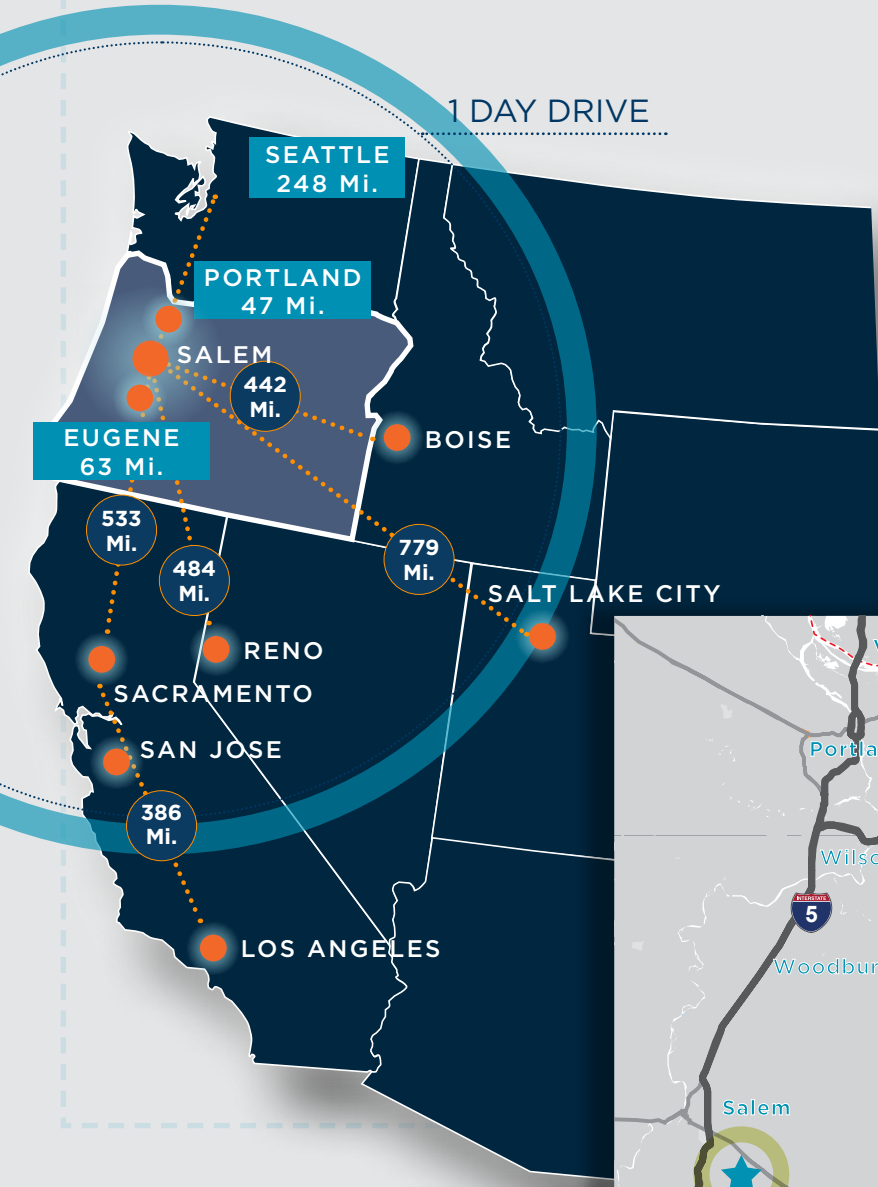
443,300  
POPULATION



7.6%  
UNEMPLOYMENT



35.9  
MEDIAN AGE



1 DAY DRIVE

## 2020 EMPLOYMENT

Total	159,900
2025 Projection	172,500 - 1% growth
Businesses	15,915 w/in 20-mi radius ( <i>Business Oregon Prospector</i> )

## 2020 MEDIAN HOUSEHOLD INCOME

\$68,800	\$74,700 - 2025 Projected
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Moody's Analytics / Salem Metro Area / November 2020.

## INCENTIVES

**ENTERPRISE ZONE** New investment can receive property tax abatement for three to five years.

**E-COMMERCE ZONE** Tax abatement for E-Commerce businesses. Click [here](#) for more information.

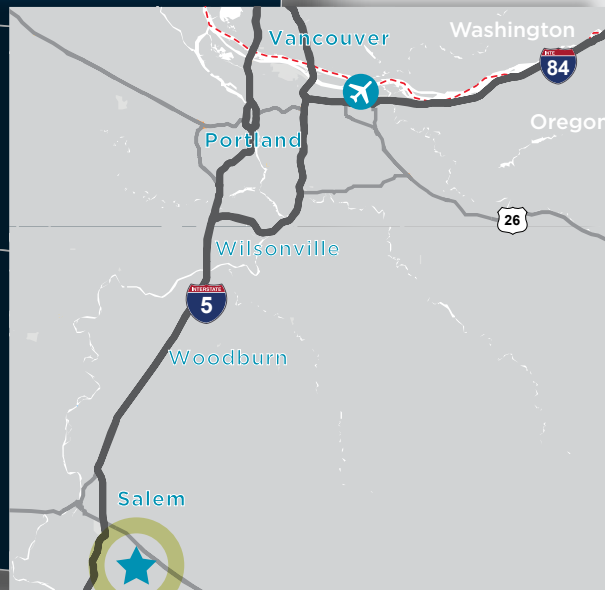
**STRATEGIC INVESTMENT ZONE** Projects with capital investments exceeding \$100M are eligible for partial property tax abatement for 15 years.

**CONSTRUCTION-IN-PROCESS** Unfinished facility improvements exempt from local property taxes for up to 2 years.

### CITY OF SALEM PROJECT SUPPORT & PERMITTING

The City of Salem will provide a dedicated project coordinator position for projects over \$10M. Phased, concurrent permitting; grading in 7 days; permits in 90 days.

Learn more about additional Incentives [here](#).



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## amenities

- 1 WinCo Foods
- 2 Dutch Bros Coffee
- 3 McDonald's
- 4 Subway
- 5 Costco Wholesale
- 6 Walmart Supercenter
- 7 Fred Meyer
- 8 Starbucks Coffee
- 9 Chipotle
- 10 Trader Joe's
- 11 Space Age Fuel
- 12 La Quinta Inn
- 13 The Home Depot
- 14 Dutch Bros Coffee

### FOR MORE INFO CONTACT:

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